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MORTGAGE

THIS MORTGAGE is made this 12th day of April, 1984, between the Mortgagor, ROBERT F. SINGER and CATHERINE J. SINGER, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven-thousand-six-hundred-thirty-two (\$7,632.08) and 08/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 12, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1988.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina.

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the westerly side of Great Glen Road, near the City of Greenville, S.C., being shown and designated as Lot No. 32 on plat of DEL NORTE ESTATES, as recorded in the RMC Office for Greenville County in Plat Book WWW at Pages 32 and 33, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Great Glen Road, said pin being the joint front corner of Lots 32 and 33, and running thence with the common line of said lots N. 85-19 W. 141.55 feet to an iron pin, the joint rear corner of Lots 32 and 33; thence S. 0-59 W. 85.8 feet to an iron pin, the joint rear corner of Lots 31 and 32; thence with the common line of said lots S. 82-25 E. 141.2 feet to an iron pin on the westerly side of Great Glen Road; thence with the westerly side of Great Glen Road N. 2-32 W. 95 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Ellis L. Darby, Jr., and A. James Nelson recorded November 30, 1970, in the RMC Office for Greenville County in Deed Book 903 at Page 460.

STATE OF SOUTH CAROLINA
DOCUMENTARY
TAX
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which has the address of 303 Great Glen Road, Greenville, S. C. 29615 (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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